New Development Standards

Corner Lots

- Dwelling Unit
- Garage
- Required Front Yard (min. 20 ft.)
- Right-of-Way
- Driveway Zone
- Right-of-Way Line 1
- Edge of Roadway/Sidewalk
- Roadway

All Other Lots

- Dwelling Unit
- Garage
- Required Front Yard (min. 20 ft.)
- Right-of-Way
- Driveway Zone
- Right-of-Way Line 1
- Edge of Roadway/Sidewalk
- Roadway

Legend

Maximum Height for fences, walls, and hedges within the required front yard of R-1 Zones in Altadena.

- 6 ft. Fence, Wall, or Hedge
- 42 in. Fence, Wall, or Hedge
- 42 in. Hedge
- 6 ft. Fence or Wall provided any part over 42 in. is open and non-view obscuring
- Not eligible for registration

1 Forming a barrier serving the same purpose as a fence or wall
2 Open and Non-View Obscuring = At least 80% of that fence, wall, or portion thereof is transparent or permits views
3 Consult with planner for more information

Note: Driveway Zone requirements are irrespective of property line.
OVERVIEW

The Altadena CSD Update was adopted by the LA County Board of Supervisors on December 12, 2017, and became effective on January 11, 2018. As part of the update, the CSD has amended and loosened residential development standards regarding front yard fences, walls, and hedges. The CSD also includes a voluntary compliance program. At no cost and for a limited time, property owners may register their existing fence, wall, or hedge that do not meet CSD standards. Registration will allow property owners until January 1, 2034 to secure compliance with the adopted development standards.

HIGHLIGHTS

- Limited-time registration period
  
  Extended to July 1, 2019

- Free, no cost registration

- Online or in-person registration

- Program participants allowed until January 1, 2034 to secure compliance

QUALIFICATIONS

- R-1 zoned properties in the Altadena CSD area

- Front yard fences, walls, and hedges established prior to January 11, 2018 that do not meet CSD standards

- Registrant must be property owner or representative with owner’s consent

REGISTRATION & MORE INFORMATION

Applications may be submitted online or in person at any Department of Regional Planning Office and can be found online at planning.lacounty.gov/altadena.

Downtown Los Angeles
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

San Gabriel Valley Field Office
125 South Baldwin Ave
Arcadia, CA 91007

For more information about the standards contained in this CSD, please contact our front counter at (213) 974-6411 or by email at: zoningldcc@planning.lacounty.gov

The full text of the CSD can be read online at: bit.ly/AltadenaCSD2018